

DRAFT MEETING MINUTES

REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, APRIL 7, 2011
7:00 p.m.

1. CONVENE: 7:08 pm
2. ROLL CALL: Present: Chair Owens, Board Members Hoffman,
Jasper, and Lynch
Absent: Vice Chair Rauk,
3. MINUTES: Meeting of February 3, 2011

Board Member Lynch asked whether Margaret Kavanaugh-Lynch could provide the information requested at the February 3rd meeting regarding the demolition of the historic resource on Buena Vista Avenue and the EPA Phase I Environmental Assessment for Alameda Point.

Margaret Kavanaugh-Lynch stated that the infrastructure replacement cost estimates would be forthcoming, as would the Environmental Impact Assessment for the environmental contamination at the site. She also stated that staff is developing a standard condition of approval that would state which steps would be required to allow for deconstruction and demolition sourcing.

Board member Hoffman moved to approve the motion, board member Lynch seconded to approve the meeting minutes (4-0).

Meeting of March 3, 2011 (Pending)
Meeting of March 29, 2011 (Pending)

4. AGENDA CHANGES AND DISCUSSIONS: None.
 5. ORAL COMMUNICATIONS: None.
 6. WRITTEN COMMUNICATIONS: None.
 7. REGULAR AGENDA ITEMS:
- 7-A Debriefing on Alameda Point Site Tour from Saturday 3/26/2011.** The board will not take any action on this item. It is intended as a discussion item only.

Chair Owens appreciated that the group had access to so many buildings.

The Board felt that the BEQ and administrative core should be reused if possible.

Chair Owens stated that he was concerned about the condition of the WAVES building and asked if any funding was available to redo the roof.

Margaret Kavanaugh-Lynch, Planning Services Manager, stated that she was unsure what funding was available for repairing the structure. She also cautioned that before a roof is redone, a careful review should occur that determines if other work is required.

Board member Jasper offered to inspect the campus buildings and the WAVES building to determine construction needs.

Margaret Kavanaugh-Lynch cautioned that many of the structures are not accessible to the public for inspection, but thanked him for his generous offer.

Board member Lynch was pleased to know that the proposed Lawrence Berkeley Labs campus location would not likely require much demolition of existing structures.

Board member Lynch asked whether the board would vote on the addition of the structures and appurtenances at the next meeting.

Margaret Kavanaugh-Lynch stated that at the next meeting, pending notification of the Navy as the property owner, the board could vote on the additions to the Study List. However, she cautioned the board to only add structures and appurtenances to the Study List that have not already received a determination of ineligibility by professional architectural historians.

Chair Owens stated that the historians' review was geared toward a National Register level of recognition, but did not consider what is locally important or significant. Therefore the board is considering these additions for local significance.

Margaret Kavanaugh-Lynch suggested that if the structures and appurtenance are going to be added for local significance, then the board should include the criterion for local significance in their findings to support the additions to the Study List. She recommended that the Board, as a Certified Local Government (CLG), frame the additions in such a manner that is legally defensible and cannot be considered arbitrary and capricious. She also suggested that the board could consider making a separate list including all items that should receive special considerations for redevelopment at the Point, but that the list not be included in the Study List, because two historic evaluations have already deemed the items proposed for listing as non-historic.

Board member Lynch asked whether strengthening the preface of the staff report would help the argument that they are locally historic.

Margaret Kavanaugh-Lynch urged the board to be strategic in their efforts, to consider long-term involvement in the planning process and to carefully develop findings that can withstand scrutiny.

Board member Jasper asked who will be the body to make final decisions for the Alameda Point redevelopment process.

Margaret Kavanaugh-Lynch stated that the planning process involves the community as a whole, which informs the future plan. The plan would be put forward to the boards and commissions. The HAB provides review of the historic structures, while the City Council has final decision making power. The City Council could possibly overturn any prior decisions.

Board member Jasper endorsed that the community needs complete involvement in the visioning process.

7-B Accept Summary Report on Community Input for the Planning Process for Alameda Point. The board will not take action on this item. This is an informational item only.

Margaret Kavanaugh-Lynch presented a summary of the Community Input Report for the areas of Land Use, Historic Preservation, Building Design, Transportation, Parks and Open Space and Community Benefits and tradeoffs.

Chair Owens asked if staff was pleased with the planning forums. He also asked for the involvement of the consultants Community Design Consultants in the process.

Margaret Kavanaugh-Lynch stated that the forums were a solid success, as the community was interested and turned out for this event. It also provided good information on the general preferences that the community has. CDC was primarily tasked with developing graphics, but the bulk of the text came from planning staff.

Board member Hoffman commented on the importance of addressing the traffic impacts on the island, but in particular at the Webster Tubes. He also provided an example on how to allow internal campus traffic circulation through a collective of accessible bikes that anyone can use within a specific location.

Board member Jasper suggested that the board work in tandem with the community to develop a good plan for Alameda Point. He is of the opinion that the first a vision must be developed and then the money would simply follow.

Board member Hoffman suggested that perhaps a historic park could be developed that showcases all the historic or non-historic, but important, Naval Air Station elements the HAB deems important.

Board member Lynch supports the idea of a Historic NAS walk showcasing all items to be listed on the Study List and explained how she came to appreciate the architecture at the base.

Chair Owens stated that historic preservation is primarily supported by reuse and that the Board has to remain open-minded about the potential uses that would fill those buildings. He would recommend being more restrictive for the uses in new infill buildings within the Historic District so that the proposed uses fit into the nature of the district. He also suggested that at least 2/3rds of the buildings be retained within the Historic District to maintain the district feel. He explained that he really did not favor the SunCal plan for its significant demolition of historic buildings in the district. He commented on how the participants ranked the importance of retaining the sub-districts.

Board member Lynch added that the setting, such as the parade grounds, open axis, and campus feel are integral to the Historic District, and therefore should not be filled in with the buildings.

Board member Jasper suggested visiting Hamilton Airforce Base to review the development process of that base.

Margaret Kavanaugh-Lynch stated that a tour could be organized, if the board is interested in a field trip.

7-C Certificate of Approval – PLN11-0068 – Wes Hildebrand – 1222 Park Street. The applicant requests approval to alter three historically designated signs by replacing the lettering, replace the entrance doors, and add vertical neon tubes to existing stacked pediment over the front door. The property is not located within the Historic Park Street Commercial District, but is listed as a ‘S’ resource in the Historic Study List. ***The applicant requested a continuance of this item to the HAB hearing on May 5, 2011.***

8. BOARD COMMUNICATIONS:

Board member Lynch distributed invitations to the Queen Victoria event sponsored by her and the Alameda Museum Lectures series.

She also asked that the HAB become a supporting member of the State Historic Preservation Conference that is centered in Oakland in 2012.

9. STAFF COMMUNICATIONS:

Margaret Kavanaugh-Lynch announced that she is meeting with the Alameda Architectural Preservation Association the following week.

10. ADJOURNMENT: 8:40pm